

PAULDING COUNTY **LAND AUCTION**



INFORMATION BOOK



**Wednesday,
October 29 • 6pm**

SCHRADER
Real Estate and Auction Company, Inc.

866.340.0445 • 800.451.2709
www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLERS: Stephanie Long, Shelley Heller, Stephen W. Peters



SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC
7009 N River Rd, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com • www.SchraderAuction.com

TERMS & CONDITIONS

PROCEDURES: The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole. The property will be offered in 4 individual tracts, or any combination of the tracts. Bidding will be permitted on individual tracts & combinations of any two or more tracts until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment on the day of the auction w/ the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Certificate of Title for the review of the prospective buyer(s). If Buyer(s) elect to have title insurance, the entire cost of the owner's title insurance will be the responsibility of the Buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record. All tracts sold "As-Is".

DEED: Seller shall provide a Warranty Deed(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 28, 2025.

POSSESSION: Possession will be delivered at closing, subject to Tenant Farmer's 2025 crop. Immediate possession will be available on Tract 3, w/ an additional 10% down & Buyer will sign provided Addendum & show proof of insurance.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of the

closing. The Buyer(s) shall pay all thereafter.

CAUV: If usage of property is changed, the Buyer is responsible for CAUV recoupment. Sellers have heretofore used property for agricultural purposes & its real estate taxes have been levied & paid upon a reduced Current Agricultural Use Valuation (CAUV). The Buyer's inability or failure to qualify w/ the local County Auditor for the CAUV valuation for the future will result in a CAUV recoupment of the past real estate tax savings. Buyer shall be wholly responsible for & pay any CAUV recoupment to become due by Buyer's conversion of the property to a non-agricultural or non-qualifying use (within the definition of Current Agricultural Use Property).

DITCH ASSESSMENTS: Buyer(s) shall pay all ditch assessments due after closing.

EASEMENTS & LEASES: Sale of the property is subject to any & all easements of record.

ACREAGE: All tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres except on Tract 1 & any combination w/ Tract 1.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Please feel free to inspect the land at

any other time at your own risk & being careful to respect the tenant farmers' growing crops.

FAIR HOUSING: It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code & the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, because of race, color, religion, sex, familial status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction Manager: Jerry W. Ehle • 260.410.1996 Salesperson #SAL.2006001035, Auctioneer #2013000026

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, OCTOBER 29, 2025

80± ACRES – PAULDING COUNTY, OHIO

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, October 22, 2025.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
80± Acres • Pauling County, Ohio
Wednesday, October 29, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, October 29, 2025 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, October 22, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

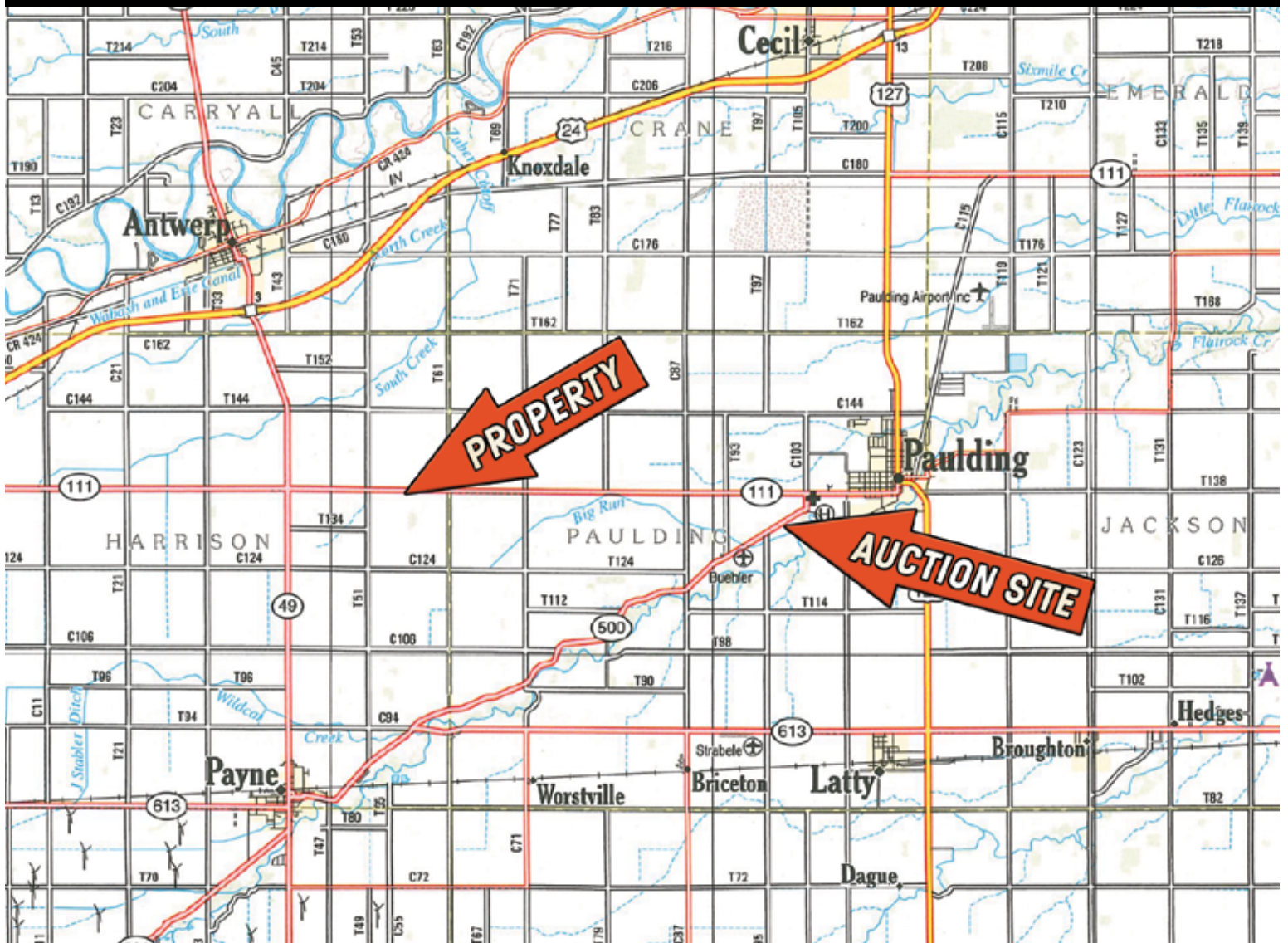
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION MAP



AUCTION LOCATION: The Paulding County Fairgrounds, 501 Fairground Dr, Paulding, OH 45879

PROPERTY LOCATION: 6560 SR 111, Antwerp, OH 45813 • Located 5 miles West of Paulding & 5.5 miles East of Indiana State Line

TRACT MAP

111

1

4± ac

2

14±
acres

4

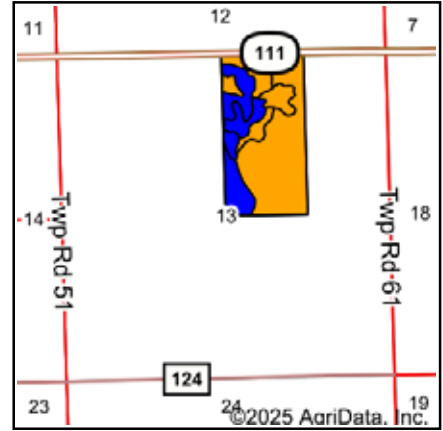
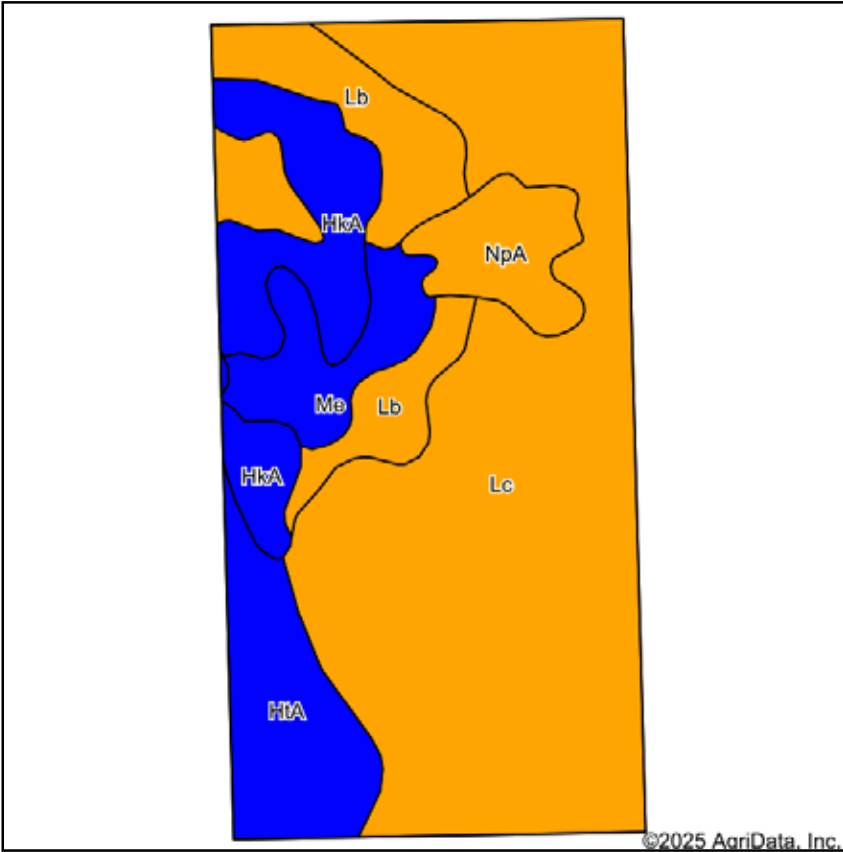
48± acres

3

14±
acres

SOILS MAP

SOILS MAP



State: **Ohio**
 County: **Paulding**
 Location: **13-2N-1E**
 Township: **Harrison**
 Acres: **82.36**
 Date: **9/15/2025**



Soils data provided by USDA and NRCS.

Area Symbol: OH125, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Oats Bu	Orchardgrass red clover hay Tons	Pasture AUM	Soybeans Bu	Sugar beets Tons	Tomatoes Tons	Winter wheat Bu	*eFOTG PI	
Lc	Latty silty clay, till substratum, 0 to 1 percent slopes	45.73	55.6%		Illw	112.9	4.6	76.4			44.4	17.8	19.7	47.1	78	
Lb	Latty silty clay loam	10.32	12.5%		Illw	120		80	5.2		44			46	81	
HkA	Haskins loam, 0 to 2 percent slopes	9.06	11.0%		Ilw	113		82	4.4		42			46	77	
HtA	Hoytville silty clay, 0 to 1 percent slopes	7.92	9.6%		Ilw	144.6	4.8			8.7	40.4			58.8	81	
Me	Mermill loam	4.89	5.9%		Ilw	135		85	5.4		48			52	92	
NpA	Nappanee silty clay loam, 0 to 2 percent slopes	4.44	5.4%		Illw	108		80	4.2		40			48	70	
Weighted Average						2.73	117.9	3	70.8	1.7	0.8	43.7	9.9	10.9	48.3	79

*effotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

TOPOGRAPHY CONTOURS MAP

TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 3.0

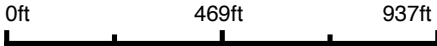
Min: 731.8

Max: 740.7

Range: 8.9

Average: 735.1

Standard Deviation: 1.02 ft



9/15/2025

13-2N-1E
Paulding County
Ohio

Boundary Center: 41° 7' 55.48, -84° 41' 44.19



FSA INFORMATION

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2598
Prepared : 9/8/25 8:46 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : MTJ FARMS LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.78	65.93	65.93	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	65.93	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	15.39	0.00	62	
Corn	18.07	0.00	143	
Soybeans	28.24	0.00	43	
TOTAL	61.70	0.00		

NOTES

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Tract Number : 6204
Description : HARRISON SEC 13
FSA Physical Location : OHIO/PAULDING
ANSI Physical Location : OHIO/PAULDING
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : SHELLY J HELLER, STEPHEN PETERS, STEPHANIE LONG
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.78	65.93	65.93	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

OHIO
PAULDING
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2598
Prepared : 9/8/25 8:46 AM CST
Crop Year : 2025

Tract 6204 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	65.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	15.39	0.00	62
Corn	18.07	0.00	143
Soybeans	28.24	0.00	43
TOTAL	61.70	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION

Farm 2598

Tract 6204

Map Created September 08, 2025

Paulding County FSA Office
 260 A Dooley Drive
 Paulding, OH 45879
 Phone: (419)399-3841
 Fax: (855)841-6796

Common Land Unit

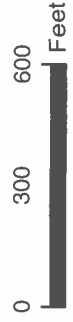
- CLU Boundary
- CRP Conservation Reserve Program

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

All of the following are true unless otherwise indicated:

- All Crops=NI
- All Crops=GR
- Corn=YEL
- Soybeans=COM
- Wheat=SRW



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage from the use of this data outside of a Department of Agriculture (USDA) program. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (FSA-02R and attached maps) for any

TAX INFORMATION

TAX INFORMATION

18-13S-002-00



Claudia J. Fickel
County Auditor
Paulding County, Ohio
www.pauldingcountyauditor.com

10/7/2025

Parcel 18-13S-002-00 101 - CASH - GRAN OR GENERA... Owner PETERS STEPHEN W ETAL SOLD: 3/6/2025 \$0.00	Address 6560 SR III ANTWERP OH 45813 HARRISON TWP Appraisal \$423,000.00 ACRES: 80.0000
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Photos

Photo 1



Sketches

Sketch 1

02 Crib 780 sqft
03 Pole Barn 2160 sqft

02

03

Location

Parcel	18-13S-002-00
Owner	PETERS STEPHEN W ETAL
Address	6560 SR III ANTWERP OH 45813
Municipality	UNINCORPORATED
Township	HARRISON TWP
School District	ANTWERP LSD

Decedent Owner Address

Mailing Name	PETERS STEPHEN W ETAL
Mailing Address	5060 RD 107
City, State, Zip	HAVILAND OH 45851

TAX INFORMATION

Tax Payer Address

Mailing Name PETERS STEPHEN W ETAL
 Mailing Address 5060 RD 107
 City, State, Zip HAVILAND OH 45851

Valuation

Year	Appraised (100%)			Assessed (35%)		
	Land (CAUV)	Improvements	Total	Land (CAUV)	Improvements	Total
2025	\$555,300.00	\$17,000.00	\$572,300.00	\$194,360.00	\$5,950.00	\$69,850.00
*	(\$182,560.00)			(\$63,900.00)		
2022	\$411,300.00	\$12,600.00	\$423,900.00	\$143,960.00	\$4,410.00	\$53,190.00
	(\$139,380.00)			(\$48,780.00)		
2020	\$365,400.00	\$13,100.00	\$378,500.00	\$127,890.00	\$4,590.00	\$48,910.00
	(\$126,640.00)			(\$44,320.00)		
2019	\$365,400.00	\$13,100.00	\$378,500.00	\$127,890.00	\$4,590.00	\$48,830.00
	(\$126,410.00)			(\$44,240.00)		
2016	\$342,400.00	\$11,900.00	\$354,300.00	\$119,840.00	\$4,170.00	\$49,870.00
	(\$130,580.00)			(\$45,700.00)		
2013	\$198,300.00	\$9,900.00	\$208,200.00	\$69,410.00	\$3,470.00	\$48,770.00
	(\$129,420.00)			(\$45,300.00)		

* Preliminary Valuation

Historic Appraised (100%) Values

Current Abatements And/Or Exemptions

No Abatement or Exemption Record Found.

Legal

Legal Acres	80.0000	Homestead Reduction	N
Legal Description	W1/2 NE1/4 HARRISON-ANT...	Owner Occupied	N
Land Use	101 - Cash - grain or gener...	Foreclosure	N
Neighborhood	00400	Board of Revision	N
Card Count	1	New Construction	N
Tax Lien	N	Lender ID	0

TAX INFORMATION

Annual Tax \$1,843.74 Divided Property N
 Routing Number 181300

Notes

No Note Records Found.

Residential

No Residential Records Found.

Additions

No Addition Records Found.

Agricultural

Land Type	Soil	Acres	Base Rate	Unit Rate	Adj. Rate	CAUV Value (100%)
C - Crop	LC	37.2840	\$1,980.00	\$1,980.00	\$1,980.00	\$73,820.00
C - Crop	LB	9.5080	\$2,090.00	\$2,090.00	\$2,090.00	\$19,870.00
C - Crop	HKA	8.4210	\$2,170.00	\$2,170.00	\$2,170.00	\$18,270.00
W - Forestry Credit	HTA	7.4980	\$680.00	\$680.00	\$680.00	\$5,100.00
C - Crop	ME	4.7450	\$2,880.00	\$2,880.00	\$2,880.00	\$13,670.00
W - Forestry Credit	LC	4.6050	\$540.00	\$540.00	\$540.00	\$2,490.00
C - Crop	NPA	4.3040	\$1,160.00	\$1,160.00	\$1,160.00	\$4,990.00
X - Conservation Contract	LC	1.7000	\$230.00	\$230.00	\$230.00	\$390.00
O - Other	LC	0.5100	\$0.00	\$0.00	\$0.00	\$0.00
Y - WATER	LC	0.3670	\$0.00	\$0.00	\$0.00	\$0.00
P - Pasture	LB	0.2920	\$650.00	\$650.00	\$650.00	\$190.00
W - Forestry Credit	HKA	0.2720	\$280.00	\$280.00	\$280.00	\$80.00
C - Crop	HTA	0.1920	\$2,460.00	\$2,460.00	\$2,460.00	\$470.00
O - Other	LB	0.1770	\$0.00	\$0.00	\$0.00	\$0.00
P - Pasture	HKA	0.1110	\$280.00	\$280.00	\$280.00	\$30.00
W - Forestry Credit	LB	0.0140	\$650.00	\$650.00	\$650.00	\$10.00
Totals		80.000				\$139,380.00

Commercial

No Commercial Building Records Found.

Sales

TAX INFORMATION

Date	Buyer	Seller	Conveyance			Book/Page	Valid	Parcels	
			Number	Deed Type	Deed			In Sale	Amount
3/6/2025	PETERS STEPHEN W ETAL	PETERS MARILYN J LE	89E	AF-AFFIDAVIT		/	NO	2	\$0.00
9/19/2024	PETERS MARILYN J LE	PETERS MARILYN J LE	366E	EX-EXEMPT DEEDS		/	NO	2	\$0.00
8/28/2024	PETERS MARILYN J LE	PETERS EARL S LE PETERS MARILYN J LE	334E	AF-AFFIDAVIT		/	NO	1	\$0.00
11/8/2023	PETERS EARL S LE PETERS MARILYN J LE	PETERS EARL S & PETERS MARILYN J	420E	EX-EXEMPT DEEDS		/	NO	2	\$0.00
4/13/2018	PETERS EARL S & PETERS MARILYN J	PETERS EARL S & PETERS MARILYN J	151E	EX-EXEMPT DEEDS		/	NO	1	\$0.00
6/18/2013	PETERS EARL S & PETERS MARILYN J	PETERS FAMILY FARM LLC	263E	EX-EXEMPT DEEDS		/	NO	1	\$0.00
11/29/2012	PETERS FAMILY FARM LLC	PETERS EARL S PETERS MARILYN J	420E	EX-EXEMPT DEEDS		/	NO	1	\$0.00
1/1/1990	PETERS EARL S	Unknown	0	Unknown		/	NO	0	\$0.00

Land

Land Type	Acres	Actual Frontage	Effective Frontage	Depth	Depth Factor	Base Rate	Unit Rate	Adj. Rate	Market Value
A7 - A7	45.2530	0	0	0	100%	\$5,300.00	\$5,300.00	\$5,300.00	\$238,840.00
A5 - A5	20.9180	0	0	0	100%	\$6,600.00	\$6,600.00	\$6,600.00	\$138,060.00
A8 - Woodland	12.8290	0	0	0	100%	\$2,600.00	\$2,600.00	\$2,600.00	\$33,360.00
A0 - Row	1.0000	0	0	0	0%	\$0.00	\$0.00	\$0.00	\$0.00
Totals	80.0000								\$411,260.00

Improvements

Description	Card	Segment ID	Size (LxW)	Area	Condition	Year Built	Appraised
							Value (100%)
Pole Barn	1	03	36x60	2,160	AV AV	1984	\$11,600.00
Crib	1	02	26x30	780	FF	1901	\$1,000.00
Totals							\$12,600.00

Tax

2024 Payable 2025

TAX INFORMATION

	Delinquency	First Half	Second Half	Year Total
CHARGE	\$0.00	\$1,653.52	\$1,653.52	\$3,307.04
ADJUSTMENT		\$0.00	\$0.00	\$0.00
REDUCTION		-\$643.94	-\$643.94	-\$1,287.88
NON-BUSINESS CREDIT		-\$87.71	-\$87.71	-\$175.42
OWNER OCCUPANCY CREDIT		\$0.00	\$0.00	\$0.00
HOMESTEAD		\$0.00	\$0.00	\$0.00
SALES CREDIT		\$0.00	\$0.00	\$0.00
NET TAX	\$0.00	\$921.87	\$921.87	\$1,843.74
CAUV RECOUPMENT	\$0.00	\$0.00	\$0.00	\$0.00
SPECIAL ASSESSMENTS	\$0.00	\$7.50	\$7.50	\$15.00
PENALTY / INTEREST	\$0.00	\$0.00	\$0.00	\$0.00
NET OWED	\$0.00	\$929.37	\$929.37	\$1,858.74
NET PAID	\$0.00	-\$929.37	-\$929.37	-\$1,858.74
NET DUE	\$0.00	\$0.00	\$0.00	\$0.00
TAX RATE: 62.174000			ESCROW	\$0.00
EFFECTIVE TAX RATE: 37.961348			SURPLUS	\$0.00

Tax Payments

Payment Date	Cycle	Prior Paid	First Half Paid	Second Half Paid	Surplus Paid	Receipt Number
7/9/2025	2-24	\$0.00	\$0.00	\$929.37	\$0.00	cas070925-07092025-16-1
2/3/2025	1-24	\$0.00	\$929.37	\$0.00	\$0.00	lawmail-02032025-38-1
7/12/2024	2-23	\$0.00	\$0.00	\$896.19	\$0.00	emma071224-07122024-15-1
2/1/2024	1-23	\$0.00	\$896.19	\$0.00	\$0.00	ksl020124-02012024-43-28
7/10/2023	2-22	\$0.00	\$0.00	\$906.97	\$0.00	ksl071023-07102023-116-2
2/6/2023	1-22	\$0.00	\$906.97	\$0.00	\$0.00	lawmail-02062023-34-1
6/29/2022	2-21	\$0.00	\$0.00	\$913.32	\$0.00	csmail629-06292022-17-2
2/2/2022	1-21	\$0.00	\$913.32	\$0.00	\$0.00	ksl020222-02022022-80-20

Tax Distributions

2024

TAX INFORMATION

Levy Name	Amount	Percentage
LOCAL SCHOOL DIST	\$1,028.54	65.79%
LIBRARY	\$42.00	2.28%
OSU EXTENSION	\$31.50	1.71%
JAIL OPERATING LEVY	\$60.76	3.30%
JVS	\$131.30	7.12%
PCBDD	\$55.18	2.99%
TOWNSHIP	\$217.56	11.80%
911	\$57.12	3.10%
HEALTH	\$20.24	1.10%
SENIOR CENTER	\$22.50	1.22%
TRI CO MENTAL HEALTH	\$23.86	1.29%
COUNTY GENERAL FUND	\$153.18	8.31%
Totals	\$1,843.74	100%

Special Assessments

Project Name	Past		Due		Year Balance				Total
	Delinquency	Adjustment	First Half	Adjustment	Second Half	Adjustment	First Half	Second Half	
15-184 SOUTH CR MT 13-1-10/12	\$0.00	\$0.00	\$7.50	-\$7.50	\$7.50	-\$7.50	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$7.50	-\$7.50	\$7.50	-\$7.50	\$0.00	\$0.00	\$0.00

PRELIMINARY TITLE

PRELIMINARY TITLE

CERTIFICATE OF TITLE

To: Schrader Real Estate and Auction of Fort Wayne, LLC for the protection of Schrader Real Estate and Auction of Fort Wayne, LLC only. No other person or entity may rely on the opinion expressed herein; nor is any liability assumed by the certification except as to Schrader Real Estate and Auction of Fort Wayne, LLC.

The undersigned hereby CERTIFIES that a thorough search and examination has been made of the records of Paulding County, Ohio, as disclosed by the public indexes in accordance with the Ohio Marketable Title Act, relating to the premises described as follows:

Situated in the Township of Harrison, County of Paulding, and State of Ohio:

The West Half (1/2) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Two (2) North, Range One (1) East, Paulding County, Ohio, being 80 acres total.

That the fee simple title to the above described premises is vested absolutely in **STEPHEN W. PETERS, STEPHANIE A. LONG, AND SHELLEY J. HELLER** by virtue of the following instruments:

Affidavit of Death filed March 6, 2025 in Volume 622, Page 2360, Official Records, Paulding County Recorder's Office states that Marilyn J. Peter died February 12, 2025, thereby terminating her life estate in said property.

Affidavit of Death filed August 28, 2024 in Volume 619, Page 2291, Official Records, Paulding County Recorder's Office and amended in instrument filed September 19, 2024 in Volume 620, Page 688, Official Records, Paulding County Recorder's Office, states that Marilyn J. Peters died July 6, 2024, thereby terminating her life estate in said property.

Quit Claim deed from Earl S. Peters and Marilyn J. Peters, husband and wife, to Stephen W. Peters, Stephanie A. Long, and Shelley J. Heller, subject to the life estates reserved by Grantors, dated November 7, 2023, filed for record November 8, 2023 in Volume 615, Page 1881, Official Records, Paulding County Recorder's Office.

The title evidenced by said records, in the opinion of the undersigned, is good and marketable, except and subject to the following:

Schedule 1. TAXES AND ASSESSMENTS.

Parcel I.D. No. 18-13S-002-00

Taxes and assessments in the sum of \$929.37 paid for the first half 2024, and taxes and assessments in the sum of \$929.37 paid for the second half 2024. Not delinquent.

Taxes and assessments for the year 2025 not yet determined are unpaid and constitute a lien. Not delinquent.

The real estate described herein appears on the Agricultural Land Tax List. No liability is assumed under this certificate for any lien which may arise by reason of the real estate being included on such list.

COOK & GORRELL, LTD.

Attorneys & Counsellors at Law
112 N. Water Street, Paulding, OH 45879

PRELIMINARY TITLE

Additions or abatements, if any, which may hereafter be made by legally constituted authorities on account of errors, omissions or changes in valuation.

Schedule 2. MORTGAGES.

None.

Schedule 3. LEASES, JUDGMENTS, FOREIGN EXECUTIONS, SUITS PENDING.

None.

Schedule 4. EASEMENTS AND RESTRICTIVE COVENANTS.

Easement for the benefit of State of Ohio, successors and assigns pursuant to instrument filed in Volume 173, Page 415, Deed Records, Paulding County Recorder's Office.

Easement for the benefit of The Ohio Power Company, successors and assigns, pursuant to instrument filed in Volume 130, Page 445, Official Records, Paulding County Recorder's Office.

Memorandum of Wind Energy Lease and Agreement with Easements for the benefit of Paulding Wind Farm IV LLC pursuant to instrument filed in Volume 582, Page 2292, Official Records, Paulding County Recorder's Office. First Amendment to Memorandum of Wind Energy Lease and Agreement with Easements filed in Volume 589, Page 173, Official Records, Paulding County Recorder's Office. Notice of Commencement filed in Volume 590, Page 727, Official Records, Paulding County Recorder's Office. Subordination Agreement filed in Volume 593, Page 155, Official Records, Paulding County Recorder's Office. Assumption of Lease filed in Volume 624, Page 1504, Official Records, Paulding County Recorder's Office.

All legal highways and easements apparent or of record.

Schedule 5. OTHER MATTERS OF RECORD OR INFORMATION NOT OF RECORD.

None.

That the examination does not purport to cover the following:

1. Matters not of record in Paulding County, Ohio.
2. Rights of persons resulting from their being in possession.
3. Facts that an accurate survey or personal inspection of the property disclosed or would have disclosed.
4. Rights of third parties to file mechanics liens.
5. Rights of any parties under oil and/or gas leases.
6. Liens of taxes and special assessments not shown by the official records of the County Auditor and County Treasurer.
7. Restrictions imposed by zoning, planning, platting and other governmental authorities.
8. Compliance with requirements of Consumer Credit Protection, Truth in Lending or similar laws.
9. Matters not indexed or not indexed properly.
10. Liens asserted by the United States and State of Ohio, their agencies and officers under the Ohio Solid and Hazardous Waste and Disposal Act and Federal Super Fund Amendments,

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PRELIMINARY TITLE

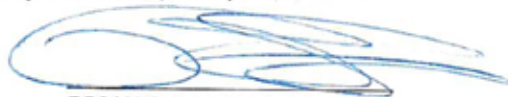
- and under Racketeering Influence and Corrupt Organization acts and receivership liens, unless the lien is filed in the public records of the County in which the property is located.
11. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, regulations, environmental protection laws, and Racketeering Influence and Corrupt Organization acts and receivership liens) or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records of Paulding County, Ohio, as of the date of this Certificate.
 12. Federal tax liens that may be against the prospective purchaser.
 13. Matters of record which may reflect the property described herein to be in a flood plain.

It is further CERTIFIED that there are no other liens, encumbrances or defects of title which would render the title unsafe or unmarketable. The liability under this certificate of title shall not exceed the purchase price of the real estate for the subject transaction.

The liability to the undersigned under this Certificate of Title shall not exceed the purchase price of the property covered by this Certificate of Title and shall run only to person(s) to whom this Certificate of Title is addressed.

This CERTIFICATE OF TITLE covers a period of time beginning with a certain Sheriff's deed to Waldo D. Witt and Edna M. Witt, heirs and assigns, dated November 22, 1938, filed for record November 22, 1938 at 2:35 p.m., in Volume 129, Page 502 of the Paulding County, Ohio, Deed Records, which evidence of title, together with subsequent record evidence, constitutes the basis upon which this certificate and opinion is rendered.

Dated at Paulding, Ohio, this 3rd day of October, 2025, at 8:01 a.m.



BRIAN S. GORRELL, ESQ.

COOK & GORRELL, LTD.

Attorneys & Counsellors at Law
112 N. Water Street, Paulding, OH 45879

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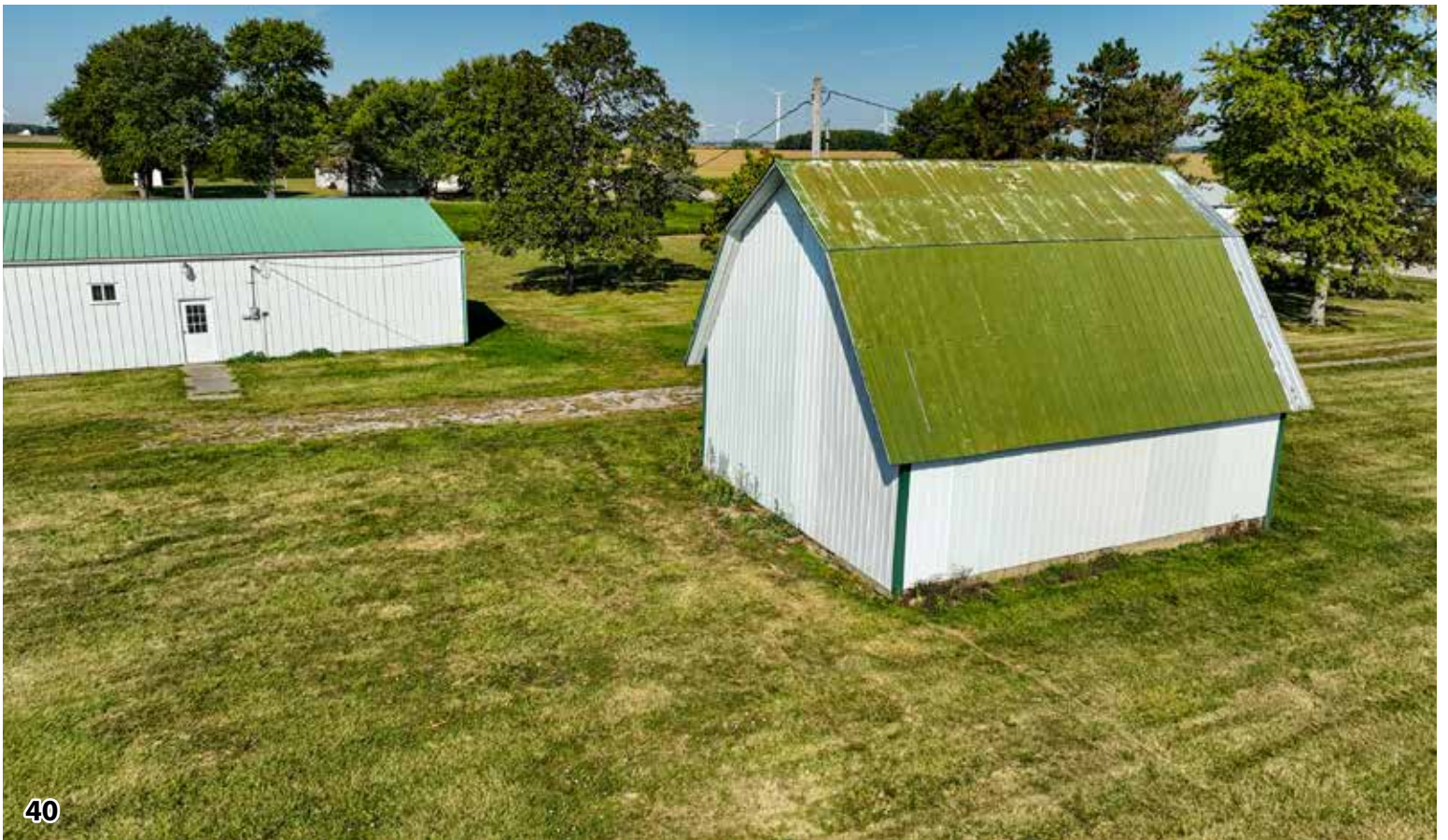
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